

# \$374,000 - 144, 3219 56 Street Ne, Calgary

MLS® #A2197223

**\$374,000**

3 Bedroom, 3.00 Bathroom, 1,174 sqft  
Residential on 0.00 Acres

Pineridge, Calgary, Alberta

Location, Location! Walk into this large 3-bedroom end unit condo and enjoy the soft light streaming in through the East and South windows. The main level has a large well-equipped kitchen with plenty of cupboard and counter space. The kitchen flows into a large South facing dining room with lots of space for a large dining room table and sideboard. Enjoy spending time in your open concept large living room which has a fireplace (gas). Around the corner on the main level is a 2-piece bath. Walk upstairs and you will be greeted by 3 large bedrooms and 4-piece bathroom, The master bedroom has a walk-in closet, a 2-piece bath, and a walk out balcony, where you can enjoy your morning coffee. This home has an attached single garage with a remote-control door opener. There is also a second parking stall in front of the garage.

This is a well managed and well-kept condo complex close to all amenities such as schools, shopping, transit, and the Peter Lougheed hospital. Quick access to major traffic routes such as Stoney Trail and Deerfoot Trail. Ideal home for first time buyers or investors. Investors - Current tenants are willing to stay / lease expires June 1 /25

Built in 1976

## Essential Information



MLS® #	A2197223
Price	\$374,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,174
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	144, 3219 56 Street Ne
Subdivision	Pineridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3R3

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Balcony
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 26th, 2025
Days on Market	27
Zoning	M-C1 d100

**Listing Details**

Listing Office	TREC The Real Estate Company
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